

September 6, 2022

Minutes of September 06, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes: August 10, 2022 Approved

2. Administrative Items

2.1 UVB040422 - Consideration and action on final approval of Bright Acres Subdivision, consisting of four lots. **Planner: Tammy Aydelotte**

9/6/2021 – Alternative Access request was approved.

5/24/2022 – Preliminary approval granted by Ogden Valley Planning Commission.

8/2/2022 – Recommendation of final approval by Ogden Valley Planning Commission.

The applicant is requesting a recommendation of final approval of Bright Acres Subdivision, a single-phase subdivision consisting of four lots, in the AV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Final Conditions of Approval

1. All improvements shall either be installed or escrowed for prior to appearing on a County Commission agenda for final approval. – Per LUC 101-2-20, 'the term "small subdivision" means: (a) A subdivision that has nine of fewer lots.' As such, administrative approval is being sought from the land use authority for small subdivisions.
2. A 12-foot wide public trail easement shall be shown on the final plat along the southern boundary of lots 3 and 4, per the approval of the application for AAE2021-10. – This is shown on the proposed final plat.
3. The proposed access shall comply with safety, design, and parcel/lot standards as outlined in LUC, and will be verified prior to issuing certificate of occupancy for the first residence within this subdivision. – Engineering has verified the access meets minimum standards.
4. An alternative access covenant, per the approval for an alternative access dated 10/28/2020, shall be recorded with the final plat. – Record with the final plat.
5. An onsite wastewater disposal covenant shall be recorded with the final plat. – Record with the final plat.
6. A private well covenant shall be recorded with the final plat. – Record with the final plat.

Staff Recommendation

Staff recommends final approval of Bright Acres Subdivision, consisting of four lots located at approximately 5638 N 3100 E, Liberty. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and based on the following findings:

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

APPROVED BY Rick Grover under the Conditions and findings in the staff report and dropping item 7 in the conditions listed in the Staff Report.

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2.2 UVH080822 Consideration, and action on a request for approval of Hale Kinderfarm Subdivision 1st Amendment, consisting of two residential lot. Together with a request to gain access at a location other than across the front lot line. **Planner Felix Lleverino**

The applicant is requesting approval of a two-lot subdivision that will access from a public road called 500 South. The County Transportation Plan indicates that 500 South Street requires a 66' right of way. The Hale Kinderfarm Subdivision plat indicates that 500 South possesses the appropriate ROW width.

The owner intends to use the land for residential and related uses, which conforms with the purpose of the FV-3 zoning.

The Hale Kinderfarm Subdivision will be served with an individual well and septic system.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Mike Pulsipher (applicant) was on Zoom for this meeting. There was some discussion about the Alternate Access. The item was approved and then reopened to clarify the alternative access. That is listed as item 6.

Staff Recommendation

Staff recommends final plat approval of Hale Kinderfarm Subdivision, consisting of 2 lots. Including a request to gain access at a location other than across the front lot line. This recommendation is based on the following conditions:

1. **The requirements listed in the Weber Fire District's review are satisfied.**
2. **The owner shall enter into a deferral agreement for the curb, gutter, and sidewalk.**
3. **The owner shall enter into a restricted landscape covenant.**
4. **A subdivision plat note is added that generally describes the irrigation limitations.**
5. **The private well is complete before the subdivision plat may record.**
6. **Alternate Access is based on the Alternate Access Agreement**

The following findings are the basis for the staff's recommendation:

1. **The proposed subdivision conforms to the Ogden Valley General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

Approved by Rick Grover based on the findings and conditions listed in the staff report with the addition of item 6 in the minutes.

ADJOURN

Respectfully Submitted,
June Nelson
 Lead Office Specialist